



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 04-024-(1)
CONDITIONAL USE PERMIT

RPC CONSENT DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE April 14, 2004	

APPLICANT Choon Shik Kwak	OWNER Elias Morovati	REPRESENTATIVE Choon Shik Kwak
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REQUEST

Conditional Use Permit: To authorize the sale of a full line of alcoholic beverages for off-site consumption at an existing market.

LOCATION/ADDRESS

4269 E. Olympic Boulevard (northeast corner of the intersection of Olympic Boulevard and Bonnie Beach Place)

ZONED DISTRICT

East Side Unit No. 1

COMMUNITY

East Los Angeles

ACCESS

Olympic Boulevard and Bonnie Beach Place

EXISTING ZONING

C-M (Commercial Manufacturing)

SIZE

0.46 acre (20,192 square feet)

EXISTING LAND USE

Market

SHAPE

rectangular

TOPOGRAPHY

level

SURROUNDING LAND USES & ZONING

North: Light manufacturing, I-5 Freeway, single and multi-family residence/R-3 and C-M-DP (Commercial Manufacturing, Development Program)

East: Auto repair, single-family residences, I-5 Freeway and cemetery/C-M and O-S (Open Space)

South: Fast food restaurants, multi-family residences, auto sale and repair uses/C-M and C-3

West: Restaurant, auto repair, light industrial, multi-family residential developments/C-M and R-3

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	N/A	N/A	N/A
East Los Angeles Community Plan	Community Commercial	N/A	N/A

ENVIRONMENTAL STATUS

Categorical Exemption pursuant to Class 1 (Existing Facilities)

DESCRIPTION OF SITE PLAN

The applicant's site plan depicts the 0.46-acre subject property developed with a single-story 8,480 square foot building with a 5,250 square foot market (5,250 square feet) and a Laundromat (3,230 square feet). 28 standard parking spaces are shown in front of the building. Access to the site is shown via two driveways, 21 feet in width, from Olympic Boulevard to the south and Bonnie Beach Place to the west.

KEY ISSUES

- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
- Satisfaction of Section 22.56.195, Title 22 of the Los Angeles County Code addendum burden of proof for alcoholic beverage sales.
- The applicant is currently approved to sell beer and wine for off-site consumption.

(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING MEMBERS ABSENT
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor